

Panaji, 24th September, 1987 (Asvina 2, 1909)

SERIES I No. 26

# OFFICIAL GAZETTE



## GOVERNMENT OF GOA

### EXTRAORDINARY

#### GOVERNMENT OF GOA

Department of Urban Development

The Panaji Planning and Development Authority

#### Notification

PDA/DC/2061/87

Whereas by Notification No. 4/10/83-LAWD of Government of Goa dated 29-7-1987 and published in Official Gazette No. 21 Series I dated 20-8-1987 Government has published the Goa, Daman and Diu Town and Country Planning (Planning and Development Authorities) Seventh Amendment Rules, 1987 wherein the rates of development charges for (i) For Sub-division/Institution of use; (ii) For change in land use; (iii) For construction of new building; (iv) For change in an existing building;

(v) For mining, quarrying operations, etc.; (vi) For linear development, that may be levied by Planning and Development Authority have been prescribed.

Now therefore, pursuant to section 100 of the Town and Country Planning Act, 1974, and as per the above referred notification of Government of Goa, following shall be the rates of development charges which substitutes the rates of development charges notified by Panaji Planning and Development Authority in the Official Gazette dated 5-12-1985 Series I No. 36.

Procedure for applying for Development Charges, determining Development charges, mode of payment of Development Charges and Appeal and Penal provisions, etc. will be same as published in the Official Gazette dated 18-4-1985 Series I No. 3.

#### Rates of Development Charges:

The Development Charges that may be levied shall be as per the following:—

#### (i) For Sub-division/Institution of use

Type of land use	Rate per sq. mt. of land put under use				
	F. A. R.				
	1.00 & above	1.20	1.80	2.00	2.50 & above
(1) Residential	Rs. 1.00	Rs. 1.20	Rs. 1.80	Rs. 2.00	Rs. 2.50
(2) Commercial	Rs. 3.00	Rs. 3.60	Rs. 4.40	Rs. 6.00	Rs. 7.50
(3) Industrial	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00
(4) Institutional	Rs. 1.00	Rs. 1.20	Rs. 1.80	Rs. 2.00	Rs. 2.50
(5) Others	Rs. 1.00	Rs. 1.20	Rs. 1.80	Rs. 2.00	Rs. 2.50

Provided development charges for Sub-division/institution of use shall be restricted to the area of the plot proposed to be used. This benefit will be available only on production of sufficient evidence of the fact that only a particular portion of the plot is to be used. If no such evidence is available or produced it will be presumed that the entire plot is to be put to use.

## (ii) For change in land use

Type of land use after change	Rate per sq. mt. of land put under use				
	F. A. R.				
	1.00 & above	1.20	1.80	2.00	2.50 & above
(1) Residential	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00
(2) Commercial	Rs. 6.00	Rs. 7.20	Rs. 8.80	Rs. 12.00	Rs. 15.00
(3) Industrial	Rs. 4.00	Rs. 4.80	Rs. 7.20	Rs. 8.00	Rs. 10.00
(4) Institutional	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00
(5) Others	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00

## (iii) For Construction of new buildings

Land Use	Rate per sq. mt. of floor area
1. Residential	Rs. 2.50
2. Commercial	Rs. 7.50
3. Industrial	Rs. 5.00
4. Institutional	Rs. 2.50
5. Others	Rs. 2.50

## (iv) For Change in an existing building

The Development Charges for making any material change in an existing building shall be levied only if reconstruction or extension is to take place. This will be related to the floor area rebuilt or extended. These rates shall be the same as those prescribed for new construction of similar type.

## (v) For mining, quarrying etc. operation

Land use	Rate per sq. mt.
1. Mining	Rs. 3.00
2. Quarrying	— do —
3. Cutting of a hill	— do —
4. Any other development not covered under the above categories.	— do —

## (vi) Linear development

Land use	Rate per running mt.
Construction of Walls, gates roads, pipe-lines, drains, and other development of linear nature.	Rs. 2.50

Provided if linear development accompanies the building activity for which development charges have already been paid, no separate development charges shall be levied.

R. N. Ray, Member Secretary.

Panaji, 21st August, 1987.

## The Southern Planning and Development Authority

## Notification

SPD/DC/1514/87-88

Whereas by Notification No. 4/10/83-LAWD of Government of Goa dated 29-7-1987 and published in Official Gazette No. 21 Series I dated 20-8-1987 Government has published the Goa, Daman and Diu Town and Country Planning (Planning and Development Authorities) Seventh Amendment Rules, 1987 wherein the rates of development charges for (i) For Sub-division/Institution of use; (ii) For change in land use; (iii) For construction of new building; (iv) For change in an existing building; (v) For mining, quarrying operations, etc.; (vi) For linear development, that may be levied by Planning and Development Authority have been prescribed.

Now therefore, pursuant to section 100 of the Town and Country Planning Act, 1974, and as per the above referred notification of Government of Goa, following shall be the rates of development charges which substitutes the rates of development charges notified by Southern Planning and Development Authority in the Official Gazette dated 28-11-1985, Series I No. 35.

Procedure for applying for Development Charges, determining Development charges, mode of payment.

of Development Charges and Appeal and Penal provisions, etc. will be same as published in the Official Gazette dated 18-4-1985 Series I No. 3.

### Rates of Development Charges:

The Development Charges that may be levied shall be as per the following:—

#### (i) For Sub-division/Institution of use

Type of land use	Rate per sq. mt. of land put under use				
	F. A. R.				
	1.00 & above	1.20	1.80	2.00	2.50 & above
(1) Residential	Rs. 1.00	Rs. 1.20	Rs. 1.80	Rs. 2.00	Rs. 2.50
(2) Commercial	Rs. 3.00	Rs. 3.60	Rs. 4.40	Rs. 6.00	Rs. 7.50
(3) Industrial	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00
(4) Institutional	Rs. 1.00	Rs. 1.20	Rs. 1.80	Rs. 2.00	Rs. 2.50
(5) Others	Rs. 1.00	Rs. 1.20	Rs. 1.80	Rs. 2.00	Rs. 2.50

Provided development charges for Sub-division/institution of use shall be restricted to the area of the plot proposed to be used. This benefit will be available only on production of sufficient evidence of the fact that only a particular portion of the plot is to be used. If no such evidence is available or produced it will be presumed that the entire plot is to be put to use.

#### (ii) For change in land use

Type of land use after change	Rate per sq. mt. of land put under use				
	F. A. R.				
	1.00 & above	1.20	1.80	2.00	2.50 & above
(1) Residential	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00
(2) Commercial	Rs. 6.00	Rs. 7.20	Rs. 8.80	Rs. 12.00	Rs. 15.00
(3) Industrial	Rs. 4.00	Rs. 4.80	Rs. 7.20	Rs. 8.00	Rs. 10.00
(4) Institutional	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00
(5) Others	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00

#### (iii) For Construction of new buildings

Land Use	Rate per sq. mt. of floor area
1. Residential	Rs. 2.50
2. Commercial	Rs. 7.50
3. Industrial	Rs. 5.00
4. Institutional	Rs. 2.50
5. Others	Rs. 2.50

#### (iv) For Change in an existing building

The Development Charges for making any material change in an existing building shall be levied only if reconstruction or extension is to take place. This will be related to the floor area rebuilt or extended. These rates shall be the same as those prescribed for new construction of similar type.

#### (v) For mining, quarrying etc. operation

Land use	Rate per sq. mt.
1. Mining	Rs. 3.00
2. Quarrying	— do —
3. Cutting of a hill	— do —
4. Any other development not covered under the above categories.	— do —

#### (vi) Linear development

Land use	Per running mt.
Construction of Walls, gates roads, pipe-lines, drains, and other development of linear nature.	Rs. 2.50

Provided if linear development accompanies the building activity for which development charges have already been paid, no separate development charges shall be levied.

Morad Ahmad, Member Secretary.

Margao, 21st August, 1987.

## The Mormugao Planning and Development Authority

## Notification

MPDA/670/ADM/87-88/776

Whereas by Notification No. 4/10/83-LAWD of Government of Goa dated 29-7-1987 and published in Official Gazette No. 21 Series I dated 20-8-1987 Government has published the Goa, Daman and Diu Town and Country Planning (Planning and Development Authorities) Seventh Amendment Rules, 1987 wherein the rates of development charges for (i) For Sub-division/Institution of use; (ii) For change in land use; (iii) For construction of new building; (iv) For change in an existing building; (v) For mining, quarrying operations, etc.; (vi) For linear development, that may be levied by Planning and Development Authority have been prescribed.

Now therefore, pursuant to section 100 of the Town and Country Planning Act, 1974, and as per the above referred notification of Government of Goa, the following shall be the rates of development charges which substitutes the rates of development charges notified by Mormugao Planning and Development Authority in the Official Gazette dated 31st October, 1985, Series I No. 31.

Procedure for applying for Development Charges, determining Development charges, mode of payment of Development Charges and Appeal and Penal provisions, etc. will be same as published in the Official Gazette dated 18-4-1985 Series I No. 3.

## Rates of Development Charges:

The Development Charges that may be levied shall be as per the following:—

## (i) For Sub-division/Institution of use

Type of land use	Rate per sq. mt. of land put under use				
	F. A. R.				
	1.00 & above	1.20	1.80	2.00	2.50 & above
(1) Residential	Rs. 1.00	Rs. 1.20	Rs. 1.80	Rs. 2.00	Rs. 2.50
(2) Commercial	Rs. 3.00	Rs. 3.60	Rs. 4.40	Rs. 6.00	Rs. 7.50
(3) Industrial	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00
(4) Institutional	Rs. 1.00	Rs. 1.20	Rs. 1.80	Rs. 2.00	Rs. 2.50
(5) Others	Rs. 1.00	Rs. 1.20	Rs. 1.80	Rs. 2.00	Rs. 2.50

Provided development charges for Sub-division/institution of use shall be restricted to the area of the plot proposed to be used. This benefit will be available only on production of sufficient evidence of the fact that only a particular portion of the plot is to be used. If no such evidence is available or produced it will be presumed that the entire plot is to be put to use.

## (ii) For change in land use

Type of land use after change	Rate per sq. mt. of land put under use				
	F. A. R.				
	1.00 & above	1.20	1.80	2.00	2.50 & above
(1) Residential	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00
(2) Commercial	Rs. 6.00	Rs. 7.20	Rs. 8.80	Rs. 12.00	Rs. 15.00
(3) Industrial	Rs. 4.00	Rs. 4.80	Rs. 7.20	Rs. 8.00	Rs. 10.00
(4) Institutional	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00
(5) Others	Rs. 2.00	Rs. 2.40	Rs. 3.60	Rs. 4.00	Rs. 5.00

## (iii) For Construction of new buildings

Land Use	Rate per sq. mt. of floor area
1. Residential	Rs. 2.50
2. Commercial	Rs. 7.50
3. Industrial	Rs. 5.00
4. Institutional	Rs. 2.50
5. Others	Rs. 2.50

## (iv) For Change in an existing building

The Development Charges for making any material change in an existing building shall be levied only if reconstruction or extension is to take place. This will be related to the floor area rebuilt or extended. These rates shall be the same as those prescribed for new construction of similar type.

## (v) For mining, quarrying etc. operation

Land use	Rate per sq. mt.
1. Mining	Rs. 3.00
2. Quarrying	— do —
3. Cutting of a hill	— do —
4. Any other development not covered under the above categories.	— do —

## (vi) Linear development

Land use	Rate per running mt.
Construction of Walls, gates roads, pipe-lines, drains, and other development of linear nature.	Rs. 2.50

Provided if linear development accompanies the building activity for which development charges have already been paid, no separate development charges shall be levied.

K. D. Borwankar, Member Secretary.

Vasco da Gama, 20th August, 1987.